

HANOVER PLANNING BOARD



FEBRUARY 5TH, 2007

MINUTES OF MEETING

At 6:45 P.M., the Chairman Peter Moll called to order the February 5, 2007 meeting of the Hanover Planning Board. Board members Peter Moll, Maryann Brugnoli, Rich DeLuca, and Gary Hendershot were present. Associate members Anthony Losordo and Bernie Campbell were also present. Town Planner, Andrew Port was present. Steve Rusko was absent. The Board reviewed the minutes of the January 22, 2007 meeting. Maryann motioned to accept the minutes as amended. Rich seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

Hanover Hills – PB07-5C

The Chairman opened the continued hearing at 7:00 p.m. The Board had been made aware by the Tax Collector that the applicant Mr. Ricciardi is in arrears on his tax payments for property that he owns in Town other than the property proposed for the Hanover Hills subdivision. The Town Planner told the Board that the applicant may not be able to secure building permits for any lots if he does not take care of his outstanding taxes. The Board asked if there were any new plans for them to look at since the last hearing. Andy had no new plans. The engineer, Jim Burke from the Decelle Group asked to address the issues that were outstanding. The Board told him that they preferred to have the plans prior to the meeting as required so they have time to review them. Mr. Burke said he would revise the plans to address the comments from the Town Planner and Dave Nyman, the Town's engineer. The Chairman told Mr. Burke that he should be in contact with the Town Planner so that all of the problems are worked out before they meet again. Pam Manning of 166 Cross Street asked to see the plans that Mr. Burke had brought so she could see the progress of the project. Paul Cantor, also of the Decelle Group gave a brief presentation. Mr. Burke then told the Board that he would revise the plans and come back. Mr. Ricciardi signed a request for continuance form for the Board. Maryann motioned to continue the hearing to April 9, 2007 at 7:00 p.m. Rich seconded the motion and it was so voted unanimously.

222 Webster Street – PB07-1SP

The Board accepted a request from the applicant for a continuance. Maryann motioned to continue the hearing until April 9, 2007 at 8:00 p.m. Rich seconded the motion and it was so voted unanimously.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Board reviewed an ANR plan PB07-20A for property on Industrial Way owned by John Davis, Jr. Tr. The Town Planner explained that the plan showed a lot being created that had no frontage on a way. Maryann made a motion to withhold endorsement on the plan. Gary seconded the motion and it was so voted unanimously.

APPOINTMENTS

The Board met with John Benevides from Auto Etc. at 697 Washington Street to discuss the possibility of increasing the number of spaces on his auto dealership lot. The Board suggested that he speak with Captain Stone of the Fire Dept. They agreed to allow a limited site plan review. Mr. Benevides will come in with his application at a later date.

The Board met with Marty Barnes of 101 Industrial Way to discuss his request to modify the landscaping on his property from the original site plan. Mr. Barnes feels that to be held to the original plan will cause a substantial financial hardship. The Board is willing to work with Mr. Barnes to come up with a plan that will follow the zoning bylaws but also will not cause such a hardship. Maryann asked to have an opportunity to look the site over with the Town Planner and Mr. Barnes. They will meet on Thursday February 8 at 2:30 p.m. on the site. Mr. Barnes will have a new landscaping plan drawn up after their meeting to reflect any changes. The Board asked Mr. Barnes to come back at their March 26, 2007 meeting at 6:50p.m.

The Board met with representatives of the Walnut Creek PRDS to continue the discussion of the issue of a driveway at unit 41. Brian Porter had given the Board a revised plan of the area showing two parking spaces across from unit 41 that will be designated for its use. The plan also showed striping along the crosswalk area in front of the driveway of unit 41. Gary made a motion to approve the site plan modification as shown on the plan. Rich seconded the motion and it was so voted 3 in favor, one opposed. Peter, Gary, and Rich voted in approval. Maryann voted in the negative.

The Board met with Lou Crescenzi and Pastor John Hatcher to discuss the possibility of using the site at 1075 Washington Street as a church and school for grades 1- 12 for the Four Square Baptist Church. They went over a plan showing additions to the parking. They were not proposing any changes to the size of the building. The Board expressed some concern with the traffic safety with the amount of cars that could conceivably be expected during drop off and pick up hours. Maryann asked that the applicant have some sort of traffic count done. The Board also recommended that they speak to Capt. Barbara Stone of the Hanover Fire Dept. to discuss the access and safety issues. Virginia Norkevicius of Rockland Trust Company asked the Board if they could explain what might happen next for the applicants. The Board explained the process that the applicant would have to go through to obtain a special permit from them. The Board gave Mr. Crescenzi some ideas and scheduled a hearing for them for March 13 at 8:45 p.m. Mr. Crescenzi said he would get his application in as soon as possible.

OTHER BUSINESS

Peter gave the Board copies of proposed articles from the Community Preservation Committee. They reviewed the articles to determine if they would be co-sponsors of them. Rich made a motion to support as being worthy of merit two articles being proposed by the Community Preservation Committee. The first being in relation to the CPC purchasing the property at 645 Center Street which was approved as the Blue Heron Way Definitive subdivision. The second being an article to use CPC funds for the Legion Drive Housing Authority Feasibility and Site Study. Gary seconded the motion and after some discussion it was so voted 4-0.

The Town Planner discussed the proposed articles that the Board will be presenting at the Town Meeting. The Board scheduled a public hearing to discuss the zoning articles for Wednesday March 21 at 7:00 p.m.

The Town Planner gave the Board copies of the plans for the Morse Farms Scenic Roads hearing. The plans showed which trees are designated to be removed. He asked the Board to take a look at the trees before the hearing.

Tony motioned to adjourn at 9:05 p.m. Rich seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:05 p.m.

Respectfully Submitted,
Margaret Hoffman
PLANNING BOARD SECRETARY